



PLANNING COMMISSION MEETING

**Minutes of December 4, 2023, 6:00 p.m.
Hybrid (Virtual & In-Person)
La Plata, Maryland 20646**

The Charles County Planning Commission held its regularly scheduled meeting both in-person at the County Government Building and virtually via Microsoft Teams on Monday, December 4, 2023, at 6:00 p.m.

The following persons were present:

Kevin Wedding, Vice-Chair
William Murray
Denard Earl
Maya Coleman
Jeffrey Bossart
Elizabeth Theobalds, Deputy County Attorney
Charles Rice, AICP, Planning Director
Joel Binkley, Planning Supervisor
Cathy Thompson, AICP, Assistant Chief of Planning
Amy Blessinger, AICP, Planner III
Cyndi Bilbra, Planning Supervisor
Tetchiana Anderson, Planner III
Esther Read, County Archaeologist
Amy Brackett, Clerk

Absent:

Dawud Abdur-Rahman, Secretary
Robin Barnes

1. Call to Order:

The meeting was called to order at 6:02 p.m. with five (5) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Mr. Murray to approve the agenda, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

3.a November 6, 2023, Minutes

A **MOTION** was made by Mr. Murray to approve the Minutes. which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed. Mr. Bossart did not vote as he was not present for the November 6, 2023, meeting.

4. Chairman's Comments:

Mr. Wedding introduced Mr. Bossart, our new Planning Commission Member.

5. Personal Appearances:

None

6. Public Hearing:

6.a County Historic Landmark Designations

Staff gave a presentation to the Planning Commission on three proposed properties, Twiford's Store, Saint Nicholas Creek Cemetery, and Joseph C. Parks House, seeking County Historic Landmark Designations. There were then several questions from the Planning Commission for Staff.

There were no comments from the public.

A **MOTION** was made by Mr. Murray to recommend adoption to the County Commissioners for County Historic Landmark Designation of all three properties, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

7. Public Meeting:

None

8. Work Session:

8.a Aviation Business Park, ZTA 23-176/ZMA 23-02

Staff gave a summary to the Planning Commission on the proposed ZTA and ZMA as well as a summary of the additional public comments that were received during the open record period.

The Planning Commission members then discussed the amendments and asked several questions of Staff. After additional discussion by the Planning Commission members a **MOTION** was made by Mr. Murray to close the work session which was **SECONDED** by Mr. Earl. The vote was unanimous, and the motion passed. A **MOTION** was then made by Mr. Murray to recommend approval to the County Commissioners. The motion was **SECONDED**, by Mr. Earl. The vote was unanimous, and the **MOTION** passed.

9. Unfinished Business:

9.a SDP-200008, Waldorf Distribution Center Parking (65 Industrial Park Drive)

This item has been rescheduled for the scheduled Planning Commission Meeting on December 18, 2023.

9.b SDP-200033, Waldorf Distribution Center (9 Jay Gould Court)

This item has been rescheduled for the scheduled Planning Commission Meeting on December 18, 2023.

10. New Business:

10.a Briefing: ZTA 22-174 MX Mixed Use Zone Revision of Sections 297-106 and 297-49

Staff briefed the Planning Commission on an upcoming Public Hearing for a proposed zoning text amendment.

The Clerk polled the Planning Commission Members for any new business. There was none.

11. Director's Report:

Mr. Rice gave a brief update on the ongoing Affordable Housing Workgroup Sessions and announced that Joel Binkley will be the new head of the project.

12. Adjournment:

A **MOTION** was made by Mr. Murray to adjourn the meeting, which was **SECONDED** by Mr. Earl. The vote was unanimous, and the **MOTION** passed. The meeting was adjourned at 7:01 p.m.

Kevin Wedding
Kevin Wedding (Feb 16, 2024 10:25 EST)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk

Attached and incorporated herein: December 4, 2023 Summary of Planning Commission Decisions



Charles County Planning Commission

200 Baltimore Street, La Plata, MD 20646
301-645-0692

Kevin Wedding
Chair

Vice Chair

Dawud Abdur-Rahman
Secretary

Summary of Planning Commission Decisions

December 4, 2023

Item: **6.a County Historic Landmark Designations**

A **MOTION** was passed to recommend approval to the County Commissioners.

Factors considered in reaching the decision were as follows:

- Owners' participation in application for historic designation.
- Public access requirements to the property
- Benefits to the property owner and to the community
- Owners' understanding of any possible restrictions on, or approvals needed to make improvements and/or repairs to the property.

Item: **8.a Aviation Business Park, ZTA 23-176/ZMA 23-02**

A **MOTION** was passed to recommend approval to the County Commissioners.

Factors considered in reaching the decision were as follows:

- The ZTA & ZMA are in conformance with the County's Comprehensive Plan which states the County's support for the continued operation and expansion of the Maryland Airport with land use and zoning changes to facilitate commercial and economic development in the surrounding area.
- Tax assessment implications to property owners and related exemptions.
- Effect on the Mattawoman Creek Watershed.
- Determination of the mapping/boundary lines of the zone
- Airport operating hours.

Kevin Wedding

Kevin Wedding (Feb 16, 2024 10:25 EST)

Kevin Wedding, Chair

Amy Brackett

Amy Brackett, Clerk